SALES INFORMATION

Address: 246 Cheever Street

Grantor: Armand Gagnon

Grantee: Christopher Neofotistos

Description: 3 story frame, 6 family

Floor Space (All Floors Excl. Basement): 4,713 sq. ft.

No. Rooms (Residential): 27

Date of Sale: May 27, 1960

Reported Price: $6,800.

Assessed Value at Time of Sale: $7,800.

Condition of Property at Time of Sale: Fair   **Lot Area:** 1,980 sq. ft.

No. Floors or Apts. Occupied at Time of Sale:

Facilities: Bath   6: 2 pieces

        Kitchen   6: white sinks and white stoves

        Heat   stove heat

        Elevator (Freight or Passenger) none

Gross Income at Time of Sale: $2,184.
Net Income: $868.
Indicated Gross Income Multiplier: 3.11
Overall Capitalization Rate: 10.75%
Indicated Price Per Sq. Ft. Gross Bldg. Area:
      (Excl. Basement) $1.45

SALES INFORMATION

Address: 243-253 Aiken Street and 150 Hall Street

Grantor: Henry J. Martineau

Grantee: George E. Soucy

Description: 3 multi-family dwellings
24 apts. and 2 stores

Floor Space (All Floors Excl. Basement): 10,840 sq. ft.

No. Rooms (Residential): 110 rooms and 2 stores (17-5 rms., 4-4 rms., 3-3 rms.)

Date of Sale: March 6, 1959 (Book 1431 Page 207)

Reported Price: $20,000.

Assessed Value at Time of Sale: $21,350.

Condition of Property at Time of Sale: Fair   **Lot Area:** 9,500 sq. ft.

No. Floors or Apts. Occupied at Time of Sale:

Facilities: Bath   24 toilets, 2 baths

Kitchen   24

Heat   space

Elevator (Freight or Passenger)   none

Gross Income at Time of Sale: $8,944.
 Overall Cap Rate   .20%
Indicated Gross Income Multiplier: 2.24

Indicated Price Per Sq. Ft. Gross Bldg. Area: 88.7¢
     (Excl. Basement)

Income

11 units @ $8. per week = $88. x 52 =			$4,576.
6 units @ $5. per week = $30. x 52 =			1,560.
9 units @ $6. per week = $54. x 52 =			2,808.
		Annual Gross	$8,944.
	Less 10% vacancy & collection loss		894.
		Effective Gross	$8,050.

Expenses

Water	$400.
Insurance	440.
Electricity	120.
Wages	647.
Repairs 5%	402.
Management 6%	483.
Taxes	1,469.
Total	$3,961.

3,961.

$4,089.

$4,089. divided by $20,000. = overall cap rate .204%